

Local Market Update – July 2025

A Research Tool Provided by REsides, Inc. and the
Hilton Head Area Association of REALTORS®



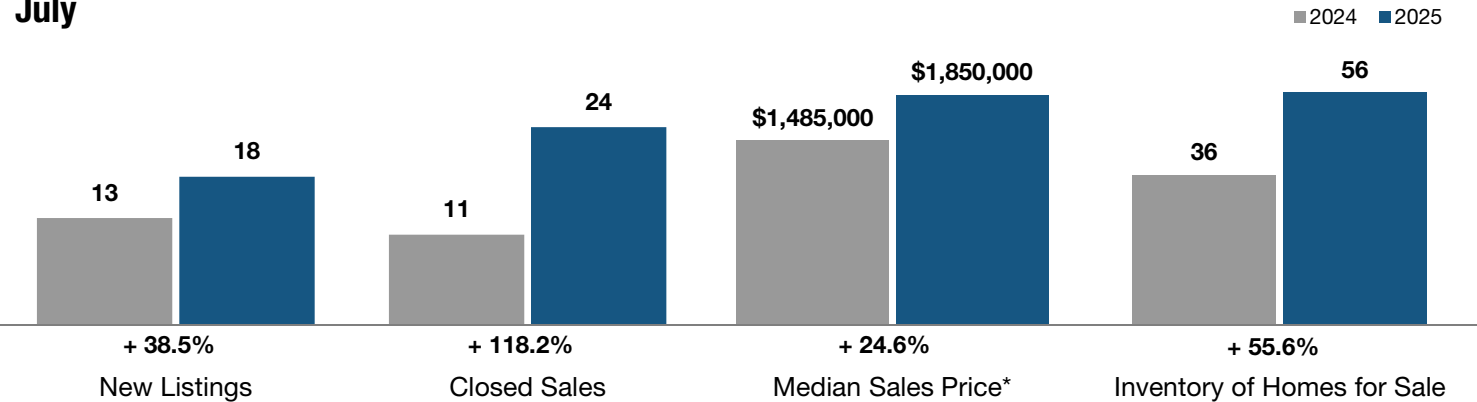
Sea Pines

Detached Homes Only

Key Metrics	July			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	13	18	+ 38.5%	115	160	+ 39.1%
Closed Sales	11	24	+ 118.2%	94	128	+ 36.2%
Median Sales Price*	\$1,485,000	\$1,850,000	+ 24.6%	\$1,462,500	\$1,792,500	+ 22.6%
Percent of List Price Received*	97.6%	95.9%	- 1.7%	97.2%	96.6%	- 0.6%
Days on Market Until Sale	22	116	+ 429.7%	46	62	+ 33.7%
Inventory of Homes for Sale	36	56	+ 55.6%	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

July



Historical Median Sales Price Rolling 12-Month Calculation

